

CALIFORNIA STATE SENATE SELECT COMMITTEE ON MANUFACTURED HOME COMMUNITIES

2015-2016 LEGISLATIVE SESSION

Mobilehome Residency Law and related bills

Updated 2015 August 28

BILLS	SUBJECT	HISTORY (most recent action listed first)
AB 349 Gonzalez	Common interest developments: property use and maintenance As amended 2015 Aug 17 Would make void a provision of the governing documents or architectural or landscaping guidelines or policies that prohibits use of artificial turf or any other synthetic surface that resembles grass. Further, would prohibit a requirement that an owner of a separate interest remove or reverse water-efficient landscaping measures upon the conclusion of the state of emergency, as specified.	Enrolled A/Floor – Passed 74-3 S/Floor – Passed 38-0 S/Judiciary Committee – Passed 7-0 S/Transp. & Housing Cmte – Passed 11-0 A/Floor – Passed 73-3 A/Housing & Comm. Devel. – Passed 7-0
AB 428 Nazarian	Income tax credit: seismic retrofits As amended 2015 Jun 17 Would allow a tax credit in amount equal to 30% for any seismic retrofit construction, with “at-risk” certification, and other specifications.	S/Floor S/Appropriations Cmte – Passed 7-0 S/Governance & Finance – Passed 6-1 A/Floor – Passed 78-0 A/Appropriations Cmte – Passed 17-0 A/Revenue & Taxation – Passed 9-0
AB 476 Chang	Taxation: homeowners’ exemption and renters’ credit As amended 2015 Mar 25 Would increase, with specifications, homeowners’ exemption from \$7,000 to \$25,000. Would increase, with specifications, renters’ credit for qualified renters to \$428 and \$214 for adjusted gross incomes of \$50,000 and \$25,000 respectively.	A/Revenue & Taxation – Suspense File

<p>AB 571 Brown</p>	<p>Property taxation: property statement: change in ownership statement: penalty As amended 2015 May 4</p> <p>Would, among other provisions, authorize the local tax assessor to abate tax penalty if the assessee establishes that the failure to file the property statement or change in ownership statement within the specified time period was due to reasonable cause and circumstances beyond the assessee's control and occurred notwithstanding the exercise of ordinary care in the absence of willful neglect.</p>	<p>S/Desk Enrollment - Withdrawn S/Floor – Passed 38-0 S/Governance & Finance – Passed 7-1 A/Floor – Passed 77-0 A/Appropriations Cmte – Passed 17-0 A/Revenue & Taxation – Passed 9-0</p>
<p>AB 587 Chau</p>	<p>Mobilehomes: payments: nonpayment or late payments As amended 2015 Jun 23</p> <p>Would, with specifications, 1) waive outstanding tax assessments on mobilehomes under VLF, as specified; 2) allows the current owner of a mobilehome to pay taxes reasonably owed from the date of sale, as specified; and 3) prohibit eviction from a mobilehome park for nonconformance of registration/title, as specified, when application for title is made prior to 1/1/2017.</p>	<p>S/Transportation & Housing Cmte A/Floor – Passed 78-0 A/Appropriations Cmte – Passed 17-0 A/Judiciary – Passed 10-0 A/Housing & Community Devel. – Passed 7-0</p>
<p>AB 596 Daly</p>	<p>Common interest developments: annual budget report Requires a CID's annual budget report of a condominium project to include a separate statement describing the status, including any change, of the CID as a FHA- and VA-approved condo project.</p>	<p>Chapter #184 (Statutes of 2015)</p>
<p>AB 657 Achadjian</p>	<p>Property taxation: change in ownership reporting</p> <p>In the case of probate, would require the statement of change of property ownership that is subject to local property taxation, as specified, be filed within 150 days after the date of death.</p>	<p>A/Judiciary Committee</p>

<p>AB 682 Williams</p>	<p>Electric and gas service: master-meter customers As amended 2015 Jun 25</p> <p>Would allow voluntary conversion of electric and natural gas master-meter service at mobilehome parks, as specified. Would require the state Dept. of Housing and Community Development to inspect alteration or conversion, as specified.</p>	<p>S/Floor S/Appropriations Cmte – Passed 7-0 S/Transp. & Housing – Passed 10-0 A/Floor – Passed 75-0 A/Appropriations Cmte – Passed 15-0 A/Housing & Community Dev. – Passed 5-1</p>
<p>AB 697 Chu</p>	<p>Personal income tax: credits: senior citizen renters As amended 2015 Mar 26</p> <p>Would allow, as specified, a tax credit in an amount equal to the increase of a qualified resident, in specified counties, who is defined as a senior citizen meeting certain low-income requirements.</p>	<p>A/Revenue & Taxation Committee</p>
<p>AB 786 Levine</p>	<p>Common interest developments: property use and maintenance As amended 2015 Aug 19</p> <p>This bill prohibits a homeowners association (HOA) from imposing a fine or assessment against a homeowner for reducing or eliminating the watering of vegetation or lawns during a drought, except where the HOA uses recycled water for all home or common area landscape irrigation.</p>	<p>S/Floor S/Trans. & Housing Cmte – Passed 9-0 A/Floor – Passed 60-17 A/Appropriations – Passed 12-4 A/Transportation – Passed 12-3 A/Elections & Redistricting – Passed 5-1</p>
<p>AB 807 Stone</p>	<p>Real estate transfer fees: recorded documents As amended 2015 Jun 16</p> <p>As it relates to ROPs that are CIDs, requires changes in how property transfer fees are calculated and recorded.</p>	<p>S/Floor S/Judiciary – Passed 7-0 A/Floor – Passed 79-0 A/Judiciary Cmte – Passed 10-0</p>

<p>AB 999 Daly</p>	<p>Mobilehomes: disposal As amended 2015 Jul 17</p> <p>Would amend the MRL to, among other provisions, authorize the management of a mobilehome park to streamline the removal of an abandoned mobilehome and its contents left upon the premises by a tenant or lienholder under specified circumstances. Would also require written notification requirements.</p>	<p>S/Floor S/Appropriations Committee – Passed 7-0 S/Judiciary – Passed 6-0 S/Transp. & Housing – Passed 8-0 A/Floor – Passed 74-0 A/Appropriations Cmte – Passed 17-0 A/Housing & Community Devel. – Passed 6-0 A/Judiciary Committee – Passed 10-0</p>
<p>AB 1040 Ting</p>	<p>Property taxation: change in ownership As amended 2015 Jul 6</p> <p>As it may apply to common interest developments, in regards to change of ownership or control of limited liability company or corporation, this bill would require a person or legal entity acquiring ownership interests to file a change of ownership statement with the State Board of Equalization, as specified.</p>	<p>S/Governance & Finance Committee A/Floor – Passed 79-0 A/Revenue & Taxation – Passed 9-0</p>
<p>AB 1331 Obernolte</p>	<p>California Alternate Rates for Energy program: income verification</p> <p>Would require that CARE program participants who fail to respond to an income verification request shall be permanently barred from self-certified reenrollment in the CARE program.</p>	<p>A/Utilities & Commerce Cmte – Failed 5-9; granted reconsideration</p>
<p>AB 1448 Lopez</p>	<p>Personal energy conservation: real property restrictions As amended 2015 Jul 15</p> <p>Would make any provision of a governing document, as specified, void and unenforceable if it effectively prohibits or unreasonable restricts the use of a clothesline, or as otherwise defined, in an owners' backyard, excepting reasonable restrictions. Would only apply to backyards that are designated for the use of the owner.</p>	<p>S/Floor S/Judiciary – Passed 6-0 S/Transp. & Housing Cmte – Passed 8-1 A/Floor – Passed 52-18 A/Housing & Comm. Devel. – Passed 5-2 A/Judiciary Committee – Passed 6-3</p>

SB 244 Vidak	Mobilehome: injunctions Removes the sunset provision on MRL's Civil Code 798.88.	Chapter #176 (Statutes of 2015)
SB 290 Vidak	Common interest developments: assessment collection: foreclosure: notice As amended 2015 Apr 13 Would allow the CID board to serve notice of foreclosure of a lien for delinquent assessments to an owner's representative, as provided.	S/Judiciary Committee
SB 419 McGuire	Mobilehomes: homeowners: sale As amended 2015 Aug 17 Would authorize a seller to display one sign of a generally accepted type design, as specified; allow park to establish reasonable rules governing conduct of open houses; require management, upon written request, to provide to the seller, in writing, the info and standards management will use to review a prospective homeowner.	Enrolled S/Floor – Passed 40-0 A/Floor – Passed 79-0 A/Housing & Community Devel. – Passed 7-0 S/Floor – Passed 38-0 S/Judiciary Committee – Passed 7-0
SB 434 Allen	Manufactured housing: vehicle license fee: property taxation As amended 2015 May 20 Would require the assessor to transfer a manufactured home from the vehicle license fee to local property where the assessor finds that the MH has been rebuilt to the substantial equivalent of a new residential structure, as specified; and would restructure the tax valuation, as specified.	A/Housing & Comm. Devel. Committee S/Floor – Passed 38-0 S/Governance & Finance Cmte – Passed 6-0 S/Trans. & Housing Cmte – Passed 9-0
SB 477 Leyva	Property tax postponement: mobilehomes and floating homes As amended 2015 Aug 18 Would authorize a qualified owner of a mobilehome to seek postponement of taxes, as specified, under provisions similar to other owners of real property.	A/Appropriations - Suspense A/Revenue & Taxation – Passed 9-0 A/Local Government Cmte – Passed 7-0 S/Floor – Passed 40-0 S/Appropriations Committee – Passed 7-0 S/Governance & Finance Cmte – Passed 7-0

<p>SB 552 Wolk</p>	<p>Public water systems: disadvantaged communities: consolidation or extension of service As amended 2015 Jul 7</p> <p>Would allow a community within a mobilehome park to be qualified as a “disadvantaged community”, for the purpose of receiving adequate supply of safe drinking water, under the California Safe Drinking Water Act, with specifications.</p>	<p>A/Rules S/Floor – Passed 31-5 S/Appropriations – Passed 5-0 S/Environmental Quality – Passed 6-0</p>
<p>SB 801 Cmte on Governance and Finance</p>	<p>Property tax postponement As amended 2015 Aug 18</p> <p>Would remove references regarding the eligibility of mobilehome properties to participate in the Property Tax Postponement program, but would add references specifying that co-op properties are eligible.</p>	<p>A/Floor A/Revenue & Taxation Cmte – Passed 8-0 S/Floor – Passed 36-0 S/Governance & Finance – Passed 6-0</p>
<p>SB 803 Cmte on Gov. & Finance</p>	<p>Property taxation As amended 2015 Jul 15</p> <p>Under tax law, would deem that a change in pro rata ownership interest in a mobilehome park (i.e. ROP) not be considered a change in ownership, as specified.</p>	<p>A/Floor A/Appropriations – Passed 17-0 A/Revenue & Taxation Cmte – Passed 8-0 S/Floor – Passed 36-0 S/Governance & Finance Cmte – Passed 6-0</p>